

Office Suites at West Woods Complex

6810 New Tampa Hwy, Lakeland, Florida 33815

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Publix
HV / LV WAREHOUSE

Baker
Distributing Co.

ACE
Hardware
DISTRIBUTION

amazon
fulfillment

IKEA
DISTRIBUTION

Plastipak
DISTRIBUTION

Save
a lot
DISTRIBUTION

COUNTY LINE
COMMERCE CENTER

DHL
SUPPLY CHAIN

Bldg 6850

Bldg 6830

Bldg 6810

Bldg 6790

Entrance

10,900
Cars/Day

Entrance

New Tampa Hwy

Advance
Auto Parts
DISTRIBUTION

PROPERTY SUMMARY



Offering Summary

Lease Rates:	See Pg.5
Estimated NNN:	\$5.24/SF/YR
Office Complex Size:	84,200 SF
Available SF:	2,688 - 8,323 SF
Lot Size:	8.31± AC
Year Built:	6810-50: 1999 6790: 2007
Parking:	379 ± Spaces
Traffic Count:	10,900 Cars per Day
PIN:	232819000000023070, 232819000000023040

Property Overview

Office suites are available for lease within a well-maintained office complex nestled among large oak trees and comprised of four buildings. The property is easily accessible and has high visibility. With ample parking and quiet surroundings, it is a perfect place to work. Each suite in buildings 6810 and 6830 have their own entrance. Buildings 6850 and 6790 have common area lobbies with restrooms.

Location Overview

Conveniently located on the I-4 corridor between Tampa and Orlando, West Woods is the premier place to conduct business in the Central Florida area. Since Polk County is centrally located it has become one of the fastest-growing areas in the nation. At the Lakeland Airport, Amazon has planned to double its space and commercial flights are soon to follow. In addition, the trade area includes major national brands such as Publix, Ikea, and Advance Auto Parts. The local demographics allow for a wide range of potential employees to pull from for new hires.

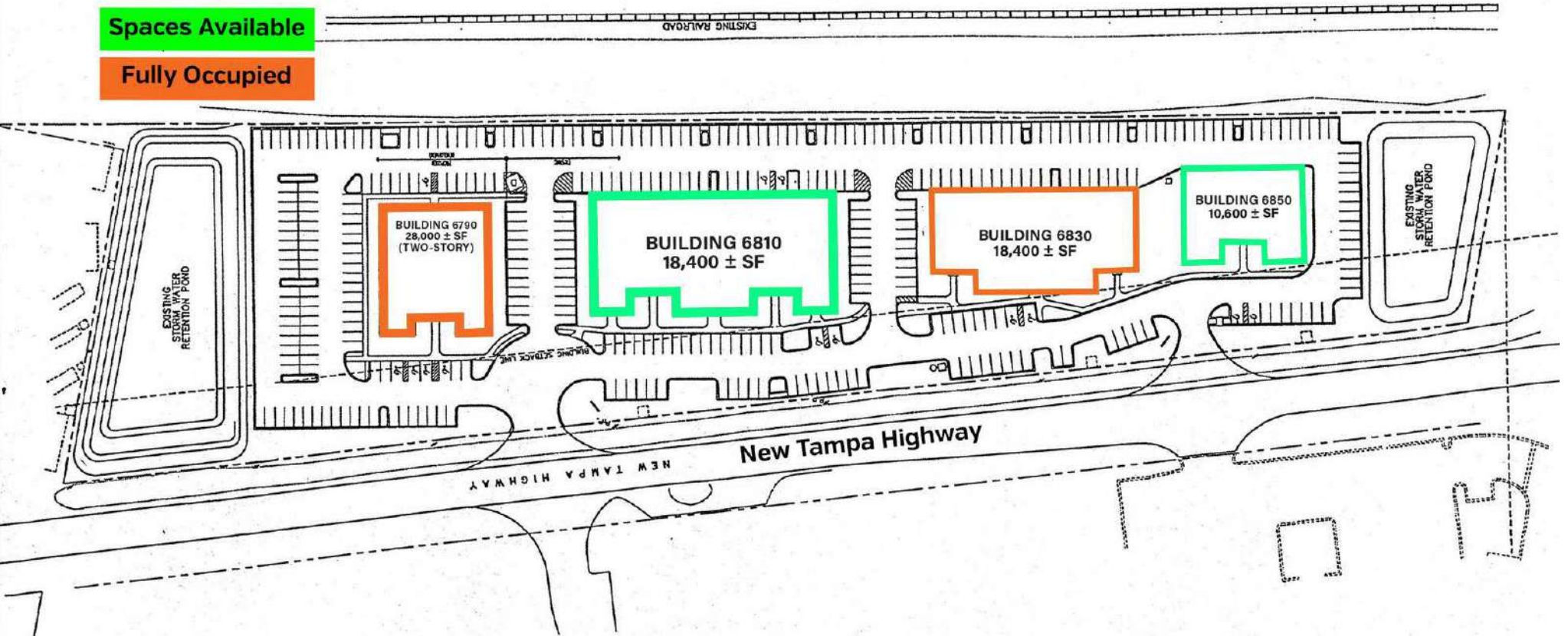
WEST WOODS SITE PLAN

ARCHITECTURAL SITE PLAN



Spaces Available

Fully Occupied



LEASE SPACES



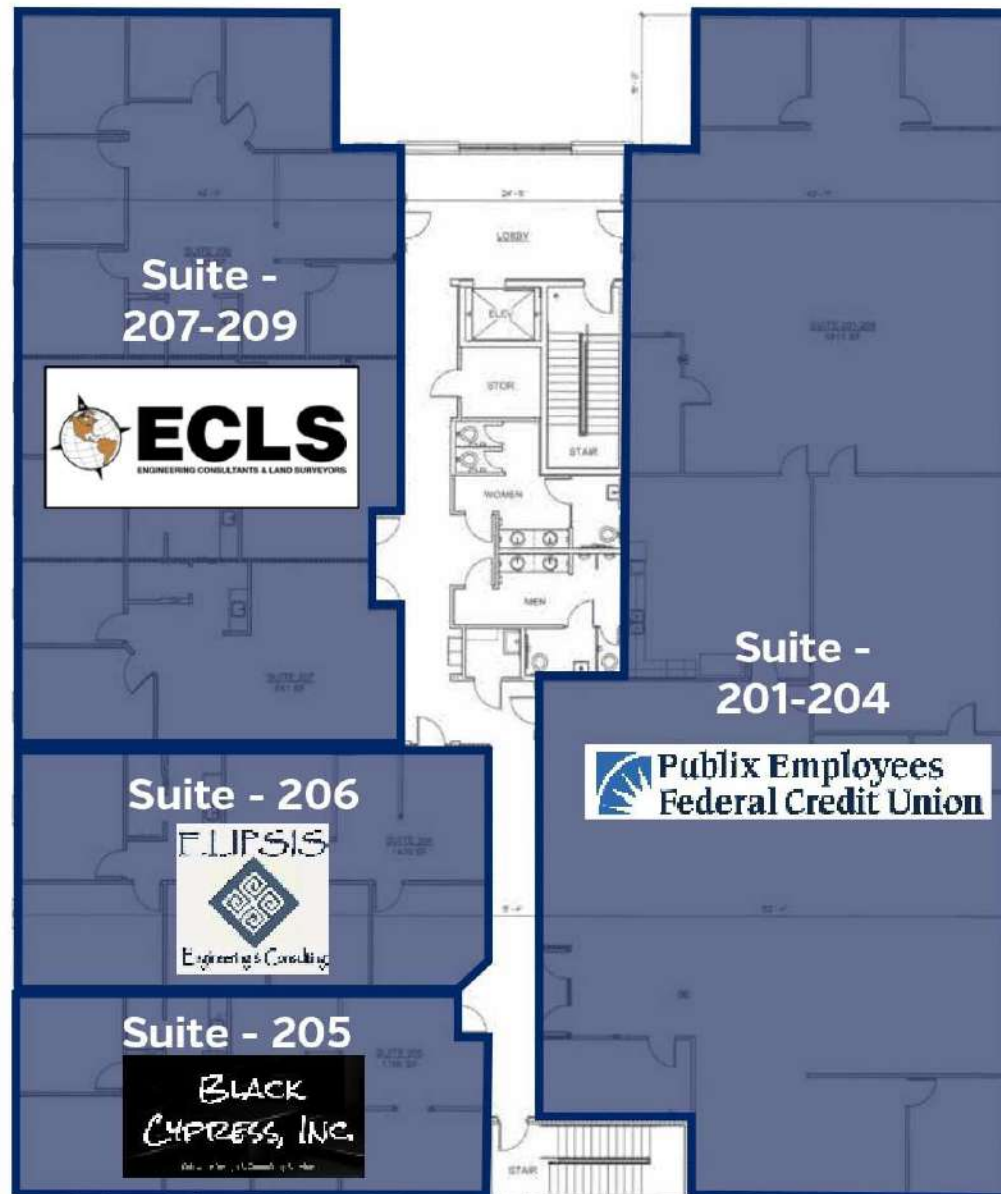
Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,688 - 8,323 ± SF	Lease Rate:	See Below

Available Spaces

Suite	Availability	Size (SF)	Lease Rate	Matterport
Bldg 6810 - Suite 100	PENDING	4,740 SF	\$17.00 SF/yr	View Here
Bldg 6810 - Suite 400/500	Available	8,323 SF	\$16.50 SF/yr	View Here
Bldg 6850 - Suite 100	Available	2,688 SF	\$18.00 SF/yr	View Here

BLDG. 6790 - AVAILABLE SPACES



BLDG. 6810 - AVAILABLE SPACES

Suite 100
4,740 ± SF



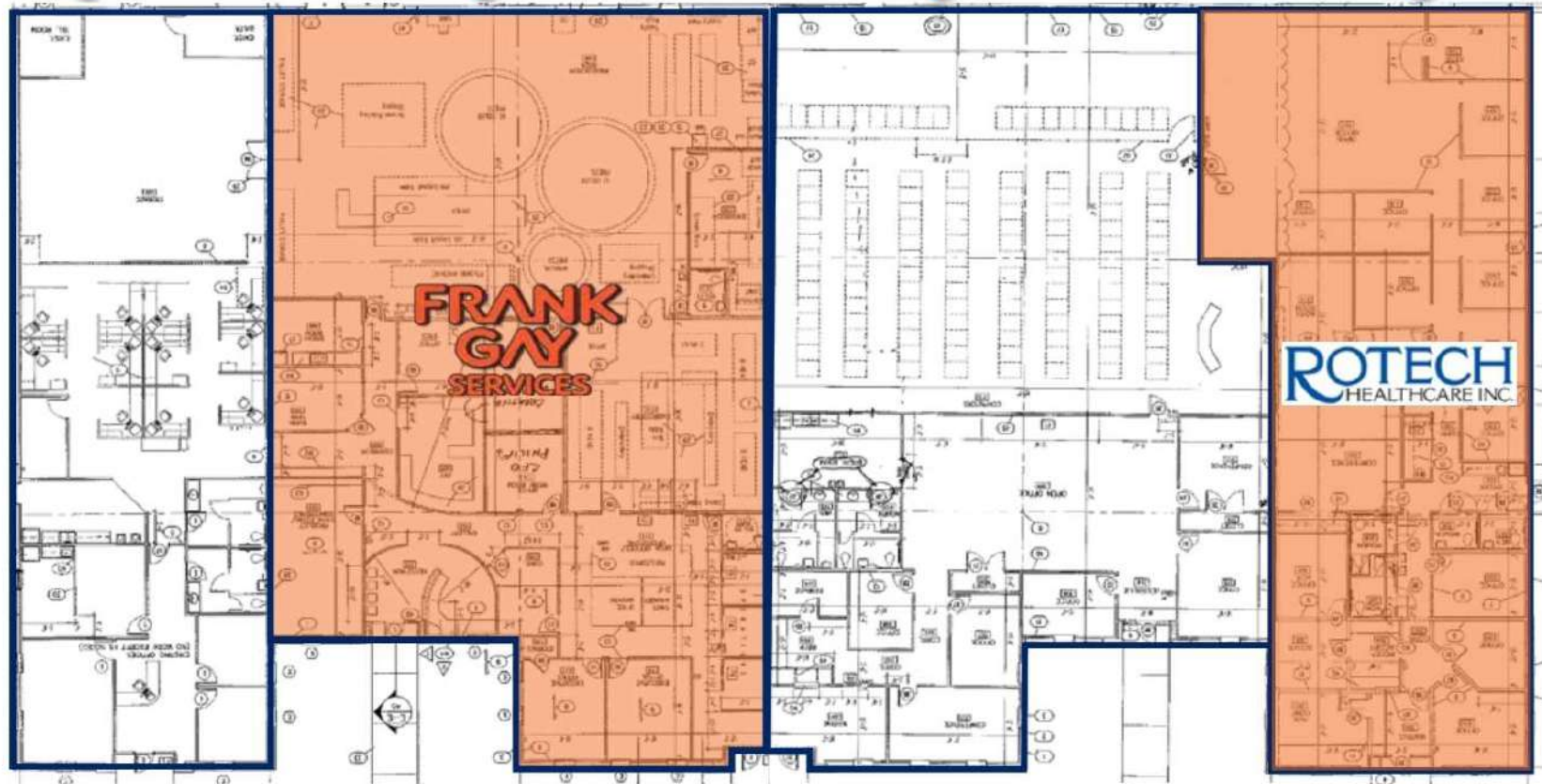
Suite 200 - 300



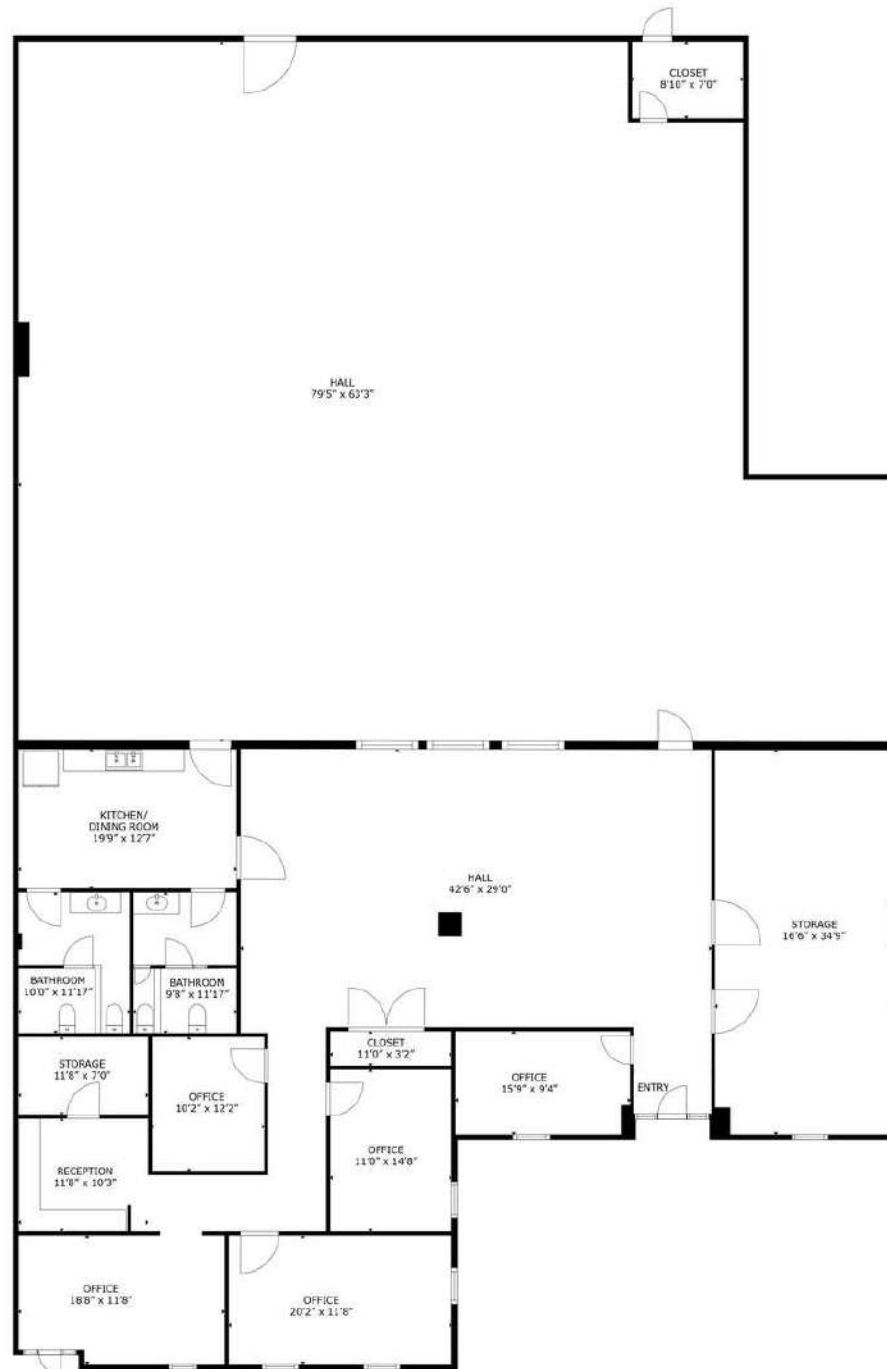
Suite 400 - 500
8,323 ± SF



Suite 600
5,277 ± SF



BLDG. 6810 -
SUITE 400-500 FLOOR PLAN



BLDG. 6810 - SUITE 400-500



The floor plan illustrates a two-story office building with the following room layouts and dimensions:

- Top Floor:**
 - STORAGE: 12' 7" x 7' 3"
 - OFFICE: 29' 1" x 40' 3"
 - OFFICE: 38' 1" x 43' 5"
- Bottom Floor:**
 - STORAGE: 7' 10" x 13' 1"
 - KITCHEN: 20' 2" x 10' 6"
 - OFFICE: 8' 5" x 14' 9"
 - OFFICE: 11' 5" x 14' 9"
 - HALLWAY: 12' 10" x 32' 2"
 - ENTRY
 - OFFICE: 14' 9" x 28' 6"
 - BATHROOM: 5' 1" x 7' 8"
 - BATHROOM: 5' 1" x 7' 8"
 - BATHROOM: 5' 1" x 7' 8"
 - BATHROOM: 5' 1" x 7' 8"
 - OFFICE: 11' 1" x 11' 8"
 - OFFICE: 11' 1" x 11' 8"



BLDG. 6810 - SUITE 100



BLDG. 6810 - SUITE 100



BLDG. 6830 - AVAILABLE SPACES

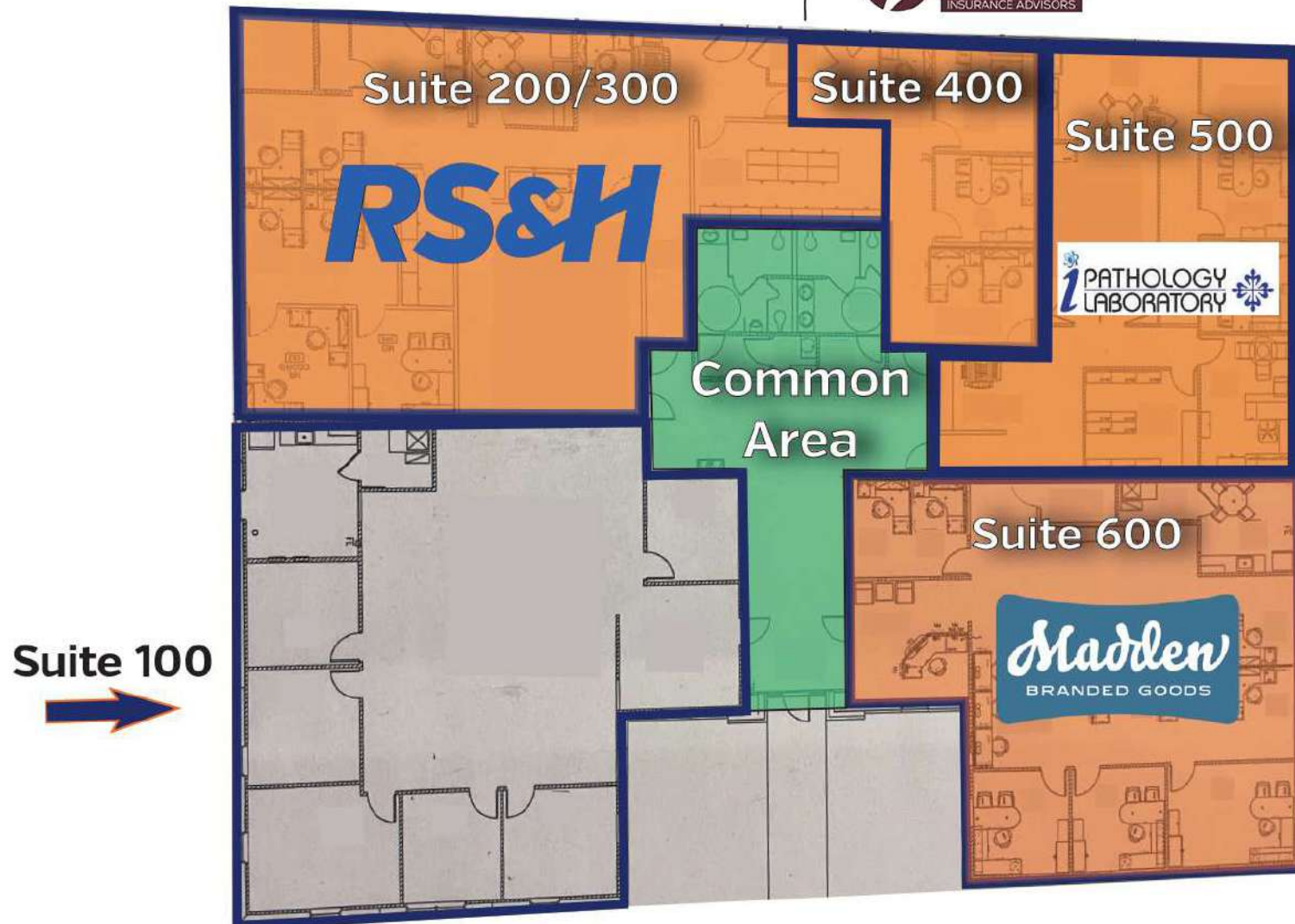
Suite 100/200
9,130 ± SF



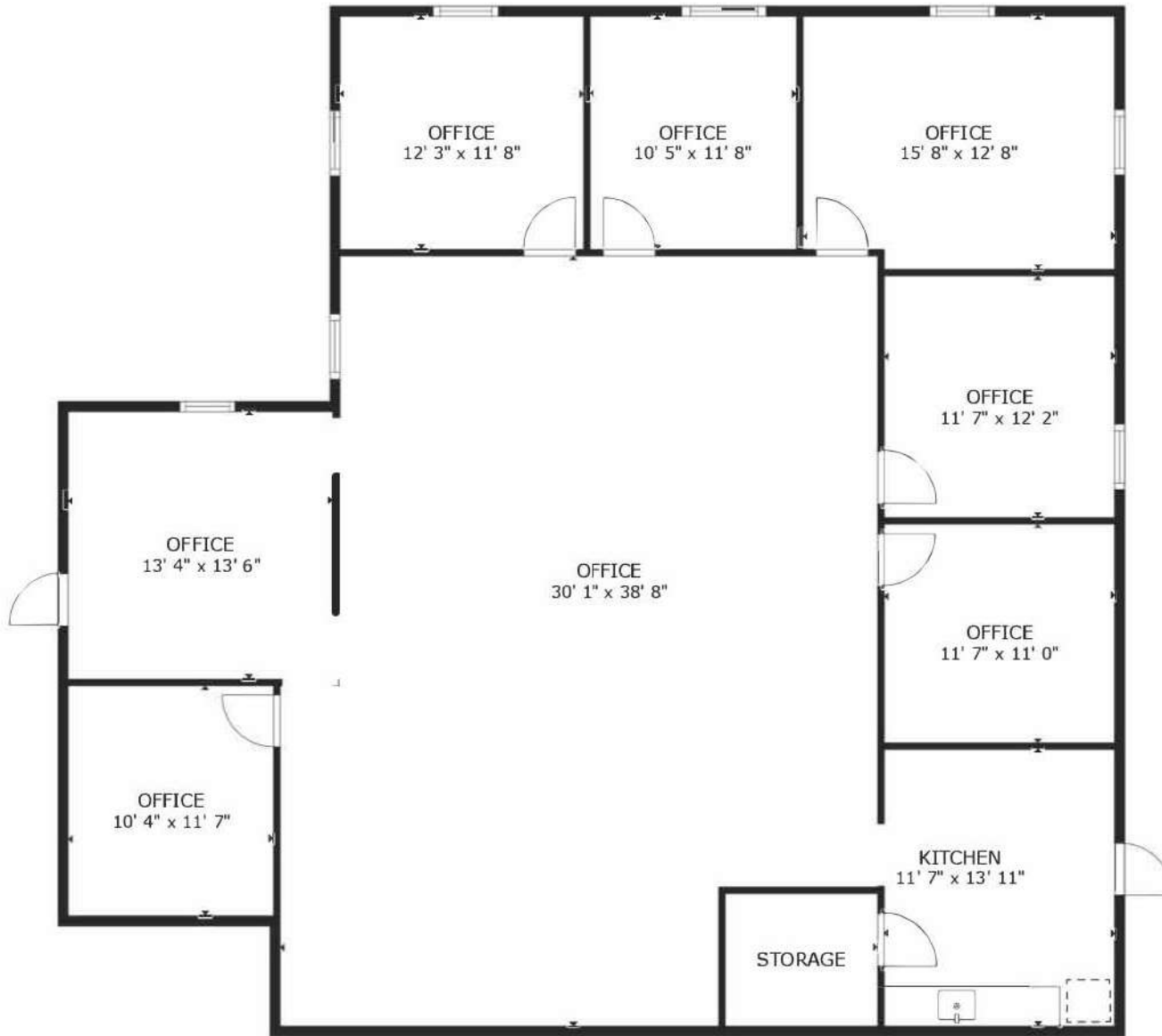
Suite 300/400
9,690 ± SF



BLDG. 6850 - AVAILABLE SPACES

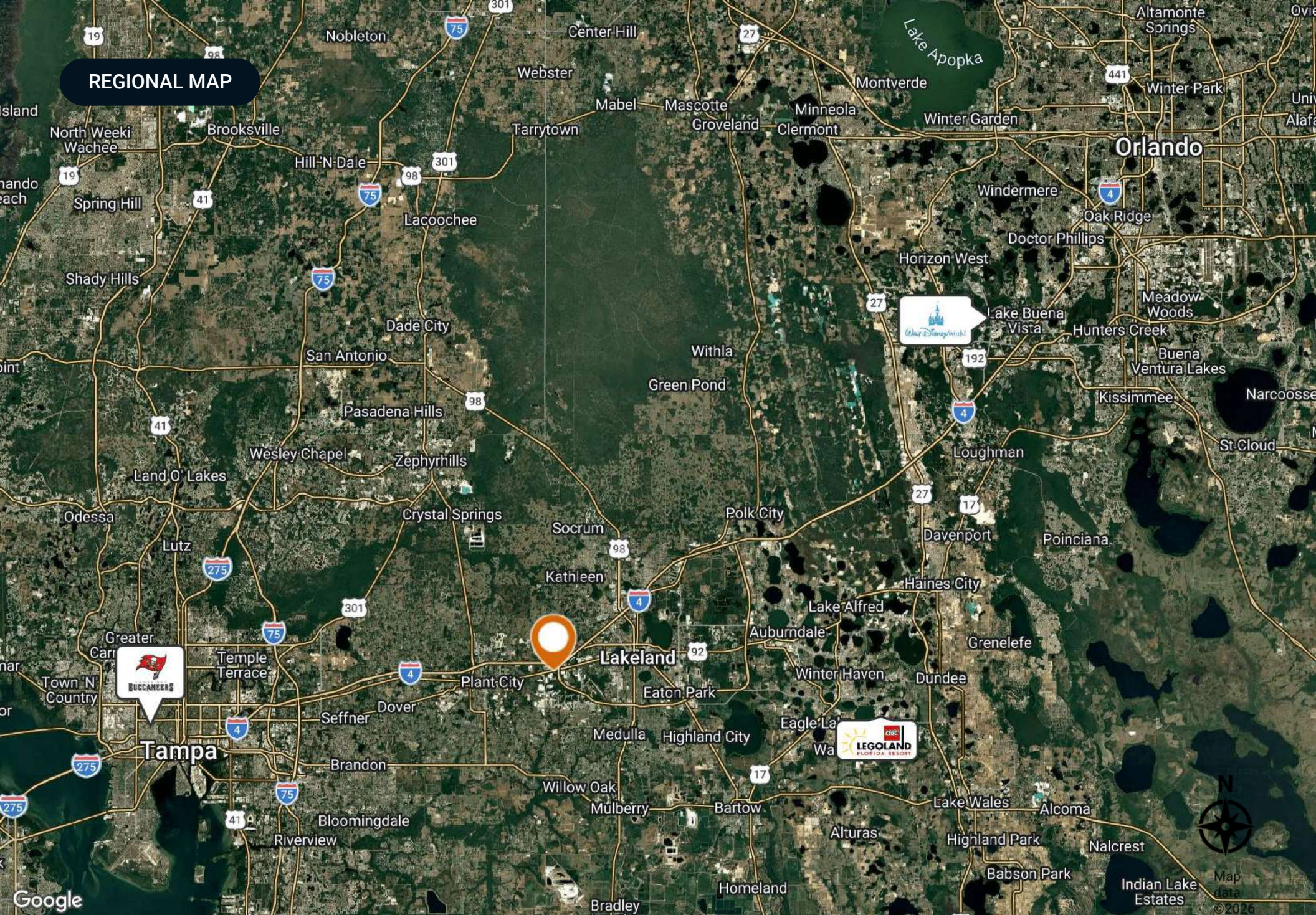


BLDG. 6850 - SUITE 100 FLOOR PLAN



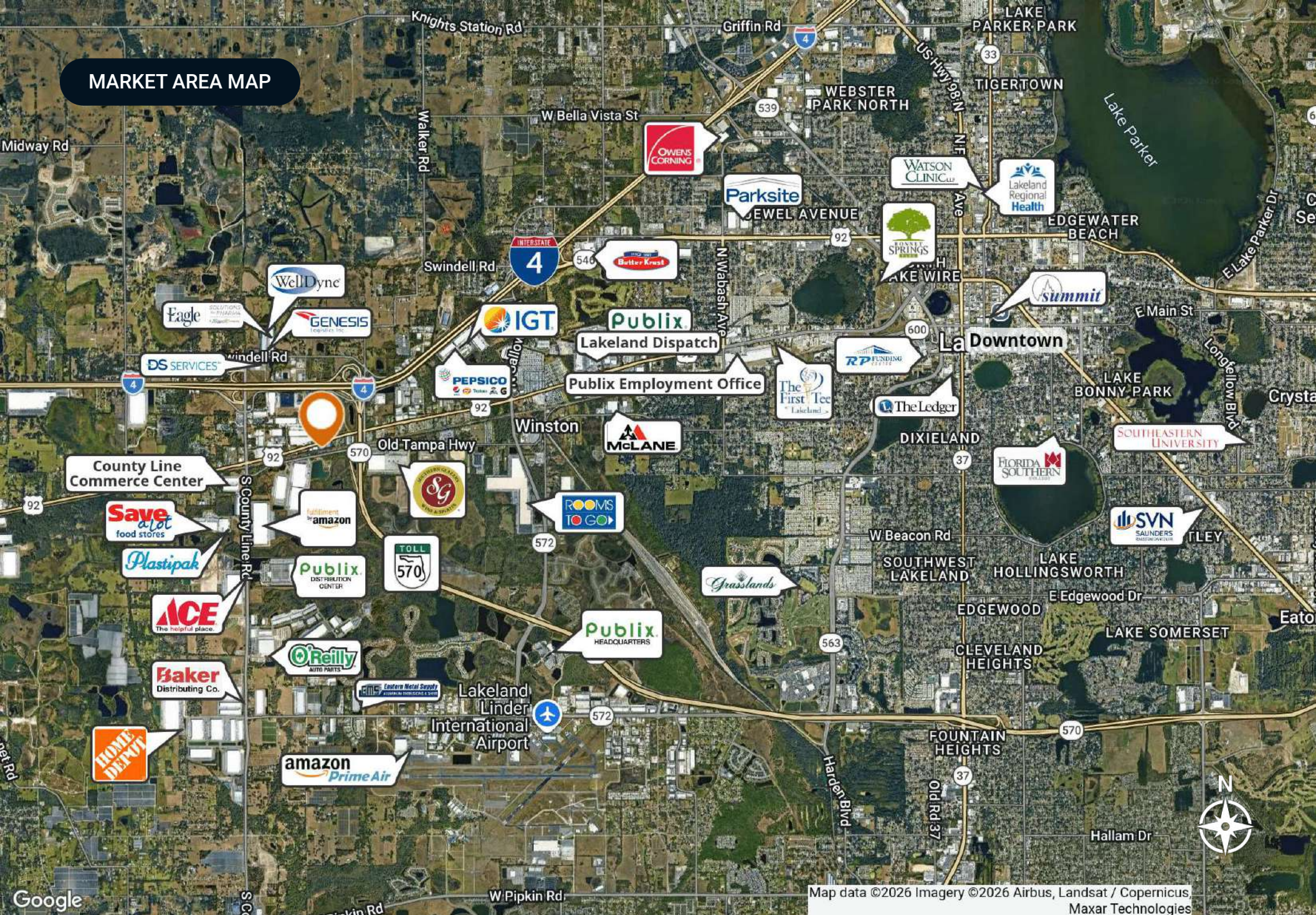
FLOOR PLAN

REGIONAL MAP



Map data
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MARKET AREA MAP



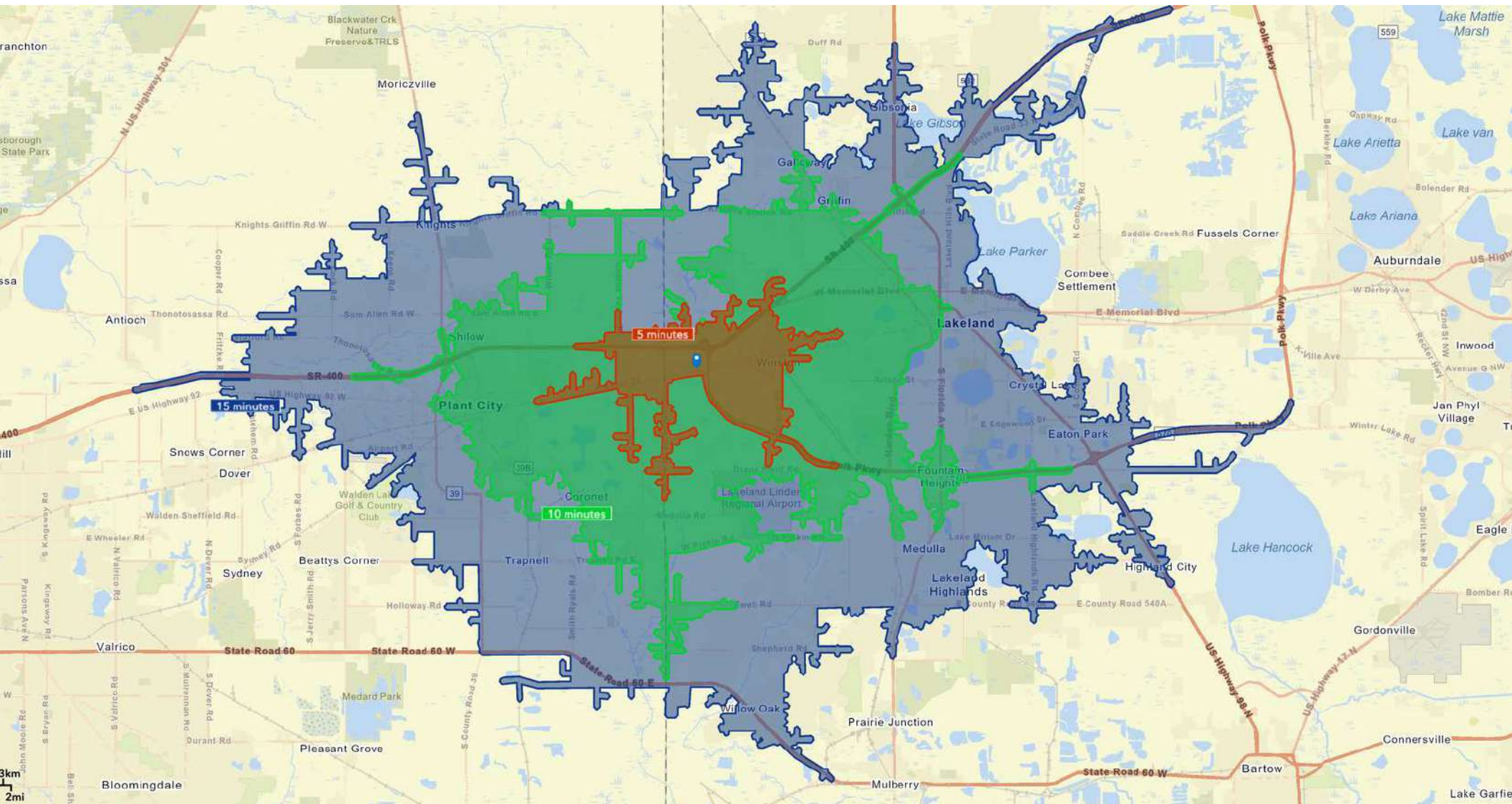
Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

TRADE AREA MAP



Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

5,10,15 MINUTE DRIVE TIMES



RANKINGS



#1 TOP CITIES TO BUY A HOME

[Businessinsider.com](https://www.businessinsider.com)



BEST PLACE TO START A BUSINESS

[Thelakelander.com](https://www.thelakelander.com)



#80 IN BEST PLACES TO LIVE

[Usnews.com](https://www.usnews.com)



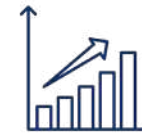
#7 BEST PLACE TO MOVE IN THE US

[Usnews.com](https://www.usnews.com)



#14 IN SAFEST PLACES TO LIVE

[Usnews.com](https://www.usnews.com)



#5 IN FASTEST-GROWING PLACES IN THE U.S.

[Usnews.com](https://www.usnews.com)

Lakeland is a vibrant community conveniently located along I-4 between Tampa and Orlando. With a population of just over 100,000, the city limits cover 74.4 square miles. Lakeland has many lakes that are community focal points, providing scenic areas for recreation. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found in the community.

The City embraces its past, and that is evident strolling the tree-lined brick streets in the historic neighborhoods found throughout Lakeland. The area is home to Southeastern University, Florida Polytechnic University, Polk State College's Lakeland campus, and Florida Southern College, which hosts Frank Lloyd Wright architecture's most extensive on-site collection.

SITE AERIAL



AERIAL FACING EAST



EXTERIOR PHOTOS



AERIAL FACING WEST

TAMPA
28.3 ± MILES



ADVISOR BIOGRAPHY



Lauren Ralston Smith, CCIM, CPM

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Professional Background

Lauren Ralston Smith, CCIM, CPM is a Senior Advisor at Saunders Real Estate.

Lauren brings over 20 years of experience in the real estate industry, specializing in helping clients build and protect their legacies through strategic real estate investment portfolios. As a Licensed Real Estate Broker, she takes a client-focused approach, meticulously evaluating each property's strengths and weaknesses to maximize efficiency, profitability, and long-term value.

Throughout her career, Lauren has excelled in key areas such as sales, leasing, property management, and development. She is a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM) and a member of the International Council of Shopping Centers (ICSC). In 2021, she further distinguished herself by earning the prestigious Certified Commercial Investment Member (CCIM) designation, a hallmark of expertise in commercial real estate.

Lauren's professional background extends beyond real estate, with significant experience in business development. She has successfully guided small businesses in accounting, marketing, human resources, and operations. Her academic foundation includes a Bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

With a focus on delivering exceptional results, Lauren is committed to empowering clients to grow and safeguard their wealth through real estate investments. Using her expertise in sales, leasing, property management, and development, she is able to tailor strategies to achieve both immediate goals and enduring financial success.

Lauren specializes in:

- Sales
- Leasing (Landlord & Tenant Representation)
- Site Selection
- Property Management
- Development

ADVISOR BIOGRAPHY



Carly Powell

Advisor

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FL #SL3404321

Professional Background

Carly Powell is an Advisor at Saunders Real Estate.

Carly is a 4th generation Floridian and has a deep love of the history and culture found in Central Florida. She grew up in Winter Haven and spent countless hours enjoying water sports on the Chain of Lakes and watching the ski show at Cypress Gardens.

While attending Florida Southern College, she grew to love Lakeland and knew it was a very special community in which to live and work. With a B.A. in Mass Communications specializing in advertising and public relations, Carly worked as a corporate communications manager in the vacation ownership industry for more than 10 years.

In 2013, Carly began a marketing company of her own, providing communications, marketing, and operational services to small local businesses. She then discovered a need for those businesses to have access to real estate services, which led her to enter the real estate industry as a Realtor® in 2018. Carly now specializes in commercial real estate sales and leasing, as well as high-end residential sales. She is currently a Certified Commercial Investment Member (CCIM) candidate working to obtain a CCIM designation.

Carly specializes in:

- Sales
- Leasing
- Development



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A LEGACY OF EXCELLENCE

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